

27 IRWIN STREET, KYOGLE, NSW, 2474



SOLD

CHARMING COTTAGE CLOSE TO TOWN – FLOOD FREE! LEAFY SURROUNDS & SOLAR.

Welcome to 27 Irwin Street, Kyogle – a delightful 2-bedroom cottage with a versatile sleepout, offering character, privacy, and convenience just a short stroll from Kyogle's CBD. Set on a generous 835m² flood-free block, this solid 1960s-built home is filled with natural light, thanks to wide hallways, 9ft ceilings, and large windows framing leafy garden views. The home has beautiful polished timber floors in the hallways and dining area, which create a warm and inviting atmosphere.

The floor plan features:

Two king-sized bedrooms plus a well-lit sleepout, perfect for an office or creative space. Air-conditioned lounge room opening to a Juliette balcony overlooking the private BBQ and entertainment area.

A tidy, updated bathroom with heat lamps and an exhaust fan for comfort.

Spacious kitchen and dining area with a second air-conditioner.

Downstairs, the concreted under-house area offers a versatile space for a workshop, gym, or potential extra living area, alongside a second toilet and laundry with direct backyard and side access. This could be converted to granny flat STCA.

Outdoors, enjoy the privacy of established gardens, mature trees, and a shady Poinciana tree – ideal for relaxing or entertaining in your back yard.

Practical features include:

Rewired electricals and ceiling insulation

5.5KW solar system plus top-quality solar hot water (evacuated tube system)

Structurally sound and well maintained

This property is perfectly positioned – flood free and just a short walk to shops, cafes, and all town conveniences.

For more information or to arrange an inspection, contact us today. Lynda - 0497 395 093 Or David- 0428 322 517. Lifetime locals to the area.

Disclaimer: The above information has not been verified. We advise you to confirm the accuracy of details before entering into a contract. Croker Realty cannot be held responsible for any inaccurate details supplied here. Buyer/s must do their own due diligence regarding drawings, floor plans, council approval and measurements etc. these have not been verified by Croker Realty

2 BED | 1 BATH | 1 CAR

PRICE:
\$540,000

OPEN FOR INSPECTION:
N/A



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Croker Realty